004.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	946,700 / 946,700
					USE VALUE:	946,700 / 946,700
					ASSESSED:	946,700 / 946,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72	-74	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VATAN KAMBIZ & GERALDINE
Owner 2:	
Owner 3:	
Street 1:	240 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2822 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5568.000	477,100		469,600	946,700
Total Card	0.128	477,100		469,600	946,700
Total Parcel	0.128	477,100		469,600	946,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.47 | /Parcel: 335.47

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	4435
GIS Ref	
GIS Ref	
Insp Date	09/08/17

!472!

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	477,100	0	5,568.	469,600	946,700		Year end	12/23/2021
2021	104	FV	455,000	0	5,568.	469,600	924,600		Year End Roll	12/10/2020
2020	104	FV	455,100	0	5,568.	469,600	924,700	924,700	Year End Roll	12/18/2019
2019	104	FV	351,000	0	5,568.	499,000	850,000	850,000	Year End Roll	1/3/2019
2018	104	FV	351,000	0	5,568.	364,000	715,000	715,000	Year End Roll	12/20/2017
2017	104	FV	350,500	0	5,568.	317,000	667,500	667,500	Year End Roll	1/3/2017
2016	104	FV	350,500	0	5,568.	270,000	620,500	620,500	Year End	1/4/2016
2015	104	FV	311,300	0	5,568.	264,200	575,500	575,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:34:09

LAST REV

Date	Time
09/25/17	11:56:04
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 472

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16079-95		3/1/1985		155,900	No	No		Y

USER DEFINED

Prior Id # 1:	4435
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2012	1476	Re-Roof	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	MEAS&NOTICE	HS	Hanne S
5/1/2013	Info Fm Prmt	EMK	Ellen K
5/19/2009	Measured	189	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5568		Sq. Ft.	Site		0	80.	1.05	1									469,632						469,600	

Total AC/HA:	0.12782	Total SF/SM:	5568	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	469,632	Spl Credit		Total:	469,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06403780
Const Adj.:	0.98000199
Adj $ / SQ:	187.697
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691508
Depreciation:	214368
Depreciated Total:	477141

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

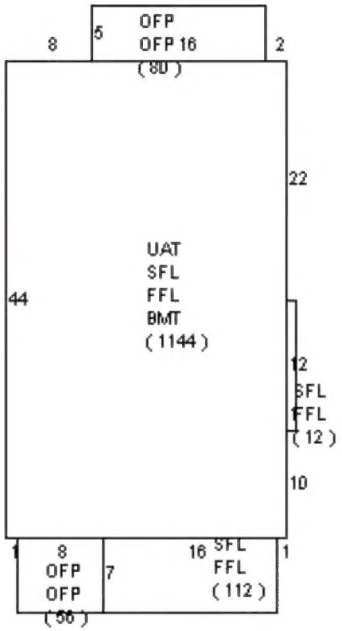
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.70
Special Features:	0	Val/Su Net:	112.58
Final Total:	477100	Val/Su SzAd	188.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,268	187.700	237,999
SFL	Second Floor	1,268	187.700	237,999
BMT	Basement	1,144	56.310	64,418
UAT	Upper Attic	286	131.390	37,577
OFP	Open Porch	272	22.110	6,015

Net Sketched Area:	4,238	Total:	584,008
Size Ad	2536	Gross Area	5096	FinArea	2822
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

004.0-0007-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	